



FOR LEASE

Flex Showroom
Warehouse at
Strategic Intersection

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Property Summary

This ±15,000-SF flex showroom and warehouse space offers a rare opportunity at a high-visibility corner of Asheville Highway and John Dodd Road in Spartanburg County. Strategically positioned just ±0.4 miles from I-26 (Exit 16) and ±2 miles from I-85 (Exit 72), the property sits at a busy intersection with dual ingress/egress and excellent exposure — over 34,000 vehicles per day combined.

The building features a well-appointed ±4,300 SF customer-facing showroom and office space, paired with ±10,700 SF of warehouse/storage, ideal for a variety of commercial or industrial users. The site also offers a separate lot entrance, providing flexible access for deliveries or employee traffic.

Key Features

- Two drive-in doors (14' x 14' and 10' x 12')
- Fenced laydown yard
- 3-phase power
- Renovated office/showroom space with LED lighting
- Level lot with dual access points
- Small city dock (convertible to full dock)
- Surrounding businesses within 1 mile: Camping World, Amazon Fulfillment and Walmart Fulfillment

Price

\$12.50 PSF NNN

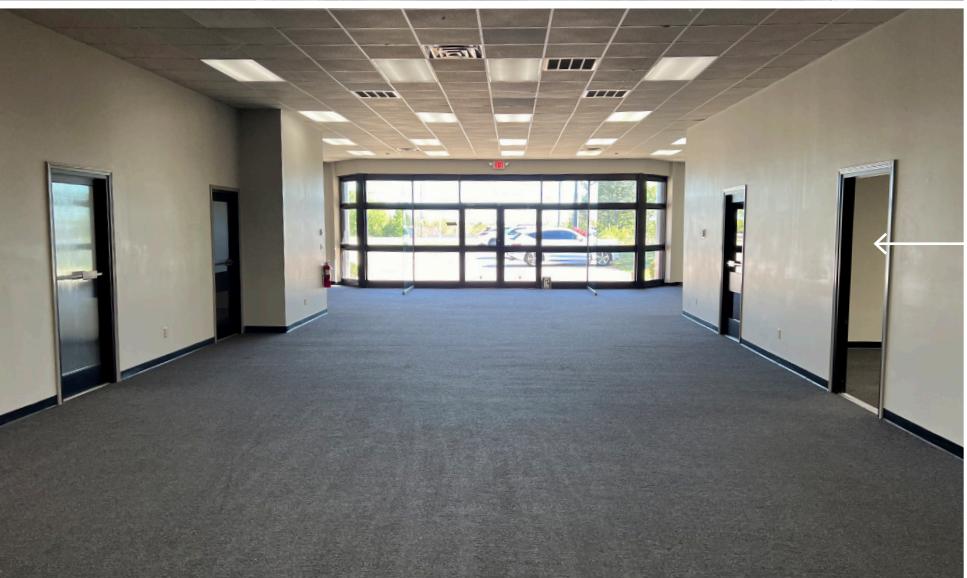
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Warehouse

- New LED lighting
- Clear span
- Two drive in doors: 14'x14' and 10'x12'
- Small city dock, possible conversion to loading
- Tool room, office, break room, bathroom
- 3 phase power
- Partially conditioned/fully heated space
- 16' clear ceiling height at center and 13' at EAVES



Office/Showroom

- ±4,300-square feet
- Center entrance
- Newly renovated
- Central design office
- Executive office with private restroom
- Conference room



Land

- ±3.93 AC Lot with ample parking
- Level lot with dual access
- Fenced laydown yard (expandable)
- 108' of frontage on Asheville Highway
- 400' of frontage on John Dodd Road

Property Overview

- Office
 ±4,300 SF
- Warehouse
 ±10,700 SF
- Fenced laydown yard



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This property is highly convenient with two points of ingress/egress.

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